



Markel Homes Construction Company
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19 January 2021

Lisa Ritchie, AICP
Senior Planner
City of Louisville
749 Main Street
Louisville, CO 80027

Re: Coal Creek Village Preliminary PUD and Plat

Dear Lisa,

Please find enclosed an application for Preliminary PUD and Plat for Coal Creek Village, (formally called Coal Creek Station). This 10.7-acre property is located south of South Boulder Road and west of HWY 42. The proposed development is zoned CC-MU, MU-R and RM. The neighborhood contains a pocket park, detention in the south east corner and pedestrian scaled streets.

Coal Creek Village is designed to provide a variety of housing choice and attainable homes. The diversity of architecture creates a friendly residential scale within the community and creates an appropriate edge along South Boulder, train tracks and existing neighborhood to the south.

Architectural Summary

- Block 1: 2 - 24plex buildings with 3 stories and on-grade parking planned. Each building has an elevator and provides for a large number of accessible units. The architecture of these buildings creates street frontage along the west side of Front Street and the entrance to the neighborhood. These buildings are envisioned with 1bedroom and 2-bedroom units in the 500-900 sqft range.
- Block 2: 2 – 24plex buildings with on-grade parking to the south, commercial space on the 1st floor and residential on the 2nd and 3rd floors. Each building has an elevator and provides for a large number of studio accessible units. These buildings frame the development along South Boulder Road. These units have 1- and 2-bedroom units designed to be 500-800 sqft.
- Blocks 3, 7: 6 – 4 plex townhouse buildings with a 2-car garage on the first floor and living and bedrooms on the 2nd and 3rd floor. These townhomes are on fee simple lots.

- Blocks 4,5: 35 single family detached “Cottages” with 1-car garage and onsite parking space on a fee simple lot. These houses are efficiently designed to be 800-1000 sqft in 2- and 3-bedroom versions.
- Block 6: 30 single family detached “Mini Cottages” on one block designed to be sold as condominium ownership. These exciting small homes are 1 bedroom and will serve as our most attainable home in the neighborhood. These homes are designed to be 300-400 sqft.

Ownership

The property is currently owned by Coal Creek Station Properties, LLC.

The applicant is under contract to purchase this property. The applicant is Ridgeline Development Corporation in association with Markel Homes as the builder.

Phasing

This development is currently designed to be constructed in one phase.

PUD Standards

This development is creative and exciting, providing a welcome diversity of architecture in this key area of Louisville. To make this creativity possible we are asking for a number of variances.

- Narrower public streets
- Allow small single family detached lots in these zones

Additional Submittal Requirements

Reports, title and other items are provided with this application.

Mineral Notification CRS 24-65.5-103

Mineral notification has been provided.

We look forward to presenting this project and gaining your approval. Feel free to contact me if you have any questions or need additional information.

Sincerely,

Chad Kipfer